
Z-2191
O'MALLEY & O'MALLEY LLC / MCCORMICK PLACE LLC
MCCORMICK PLACE PLANNED DEVELOPMENT, PHASE III
FINAL DETAILED PLANS
RESOLUTION PD 05-14

STAFF REPORT
29 June 2005

Z-2191

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**Staff Report
29 June 2005**

BACKGROUND:

On 18 August 2004, APC, by unanimous vote, recommended approval of a reclassification from R1 & PDRS to PDRS for 19.562 acres of land situated at the northeast corner of McCormick and Lindberg Roads, in West Lafayette, Wabash 11(SE) 23-5 & 12(SW) 23-5. West Lafayette Common Council rezoned the site on 7 September 2004.

Petitioner is constructing one new parking lot, improving a second "overflow" lot, and adding outdoor recreational facilities and the option for storage facilities to serve the already existing apartments.

Petitioner's Final Detailed Plans, consist of Final Plat only. Construction Plans were approved by resolution 04-31 on 3 November 2004. With approval of this plat, petitioner will continue the expansion plans already under construction to two parking areas that bring the parking space numbers for the overall project into compliance with preliminary plans approved in 2001 (Z-2003). A punch list from the West Lafayette Engineer's office dated 24 June 2005 outlines items that did not pass a recent inspection. Surety for the completion of work outlined must be received by this office, in an amount agreed to by the Engineer's office, prior to recording the Final Plat. All other conditions of approval pertaining to this Final Plat have been met.

STAFF RECOMMENDATION:

Approval of Resolution PD 05-14

RESOLUTION PD 05-14

WHEREAS Preliminary Plans for ***McCormick Place Planned Development, Phase III***, are approved as part of Z-2191, with 5 conditions attached;

WHEREAS all conditions of approval have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 7 September 2004; and

WHEREAS the developer for ***McCormick Place Planned Development, Phase III*** has requested permission to bond for incomplete improvements;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***McCormick Place Planned Development, Phase III***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2191 as adopted and passed by the West Lafayette Common Council and does hereby grant permission to bond.

GARY SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

O'Malley & O'Malley LLC / McCormick Place LLC
Address

RE: McCormick Place Planned Development, Phase III

Dear O'Malley & O'Malley LLC / McCormick Place LLC:

On 6 July 2005, the Area Plan Commission of Tippecanoe County adopted PD 05-14, finding Final Detailed Plans for **McCormick Place Planned Development, Phase III** to conform to the Approved Preliminary Planned Development Z-2191 previously approved by the West Lafayette Common Council; and granted permission to bond. A signed copy of that resolution is attached.

You will be eligible to record these Final Detailed Plans after providing this office with surety in the amount agreed to by the West Lafayette City Engineer to cover work not yet complete. ***Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit **3 sets** of the recorded Final Detailed Plans to the West Lafayette Engineer's Office prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

Respectfully,

Margy C. Deverall
Assistant Director Area Plan Commission

MCD/bb

encl: PD 05-14
cc: Daniel Teder
Fisher & Associates